

Derry Court, Streatham High Road, SW16

£375,000 LEASEHOLD

2	1	2
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01	Two double bedrooms
02	En-suite shower room
03	Third floor with lift
04	Private balcony
05	Underfloor heating
06	Allocated secure parking space
07	24/7 concierge and security
08	Chain free

Winkworth Streatham

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THE PROPERTY

A bright and beautifully kept two double bedroom apartment on the third floor of this well managed development. It has been owner occupied since new and is offered chain free.

The entrance hall has warm composite oak flooring and a useful storage cupboard, and leads through to a superb open plan kitchen and living space. The sleek white gloss kitchen has dark worktops and integrated appliances, with plenty of room for a dining table, and opens onto a generous lounge. At the far end, full height glazed doors fill the room with light and open onto a private balcony with an open outlook towards a handsome red brick church.

Both bedrooms are comfortable doubles. The principal bedroom has fitted sliding wardrobes and its own en-suite shower room. The second bedroom is currently set up as a guest room and study, so it suits home working well. A separate family bathroom completes the accommodation, and both the bathroom and shower room were re-tiled in 2026. The flat also has underfloor heating and an EPC rating of B.

The building has a 24/7 concierge and security presence. The team patrol the site, monitor the CCTV and take in deliveries. There is also secure bike storage, a well kept courtyard garden and an active residents' committee that organises social events. The flat comes with an allocated space in the secure, access controlled car park, positioned close to the entrance, with direct lift access up to the third floor.

Streatham station is a five minute walk away, with Thameslink services to Blackfriars, Farringdon (for the Elizabeth Line), St Pancras and Wimbledon, and Southern services to London Bridge. Streatham Common station is around fourteen minutes on foot, with routes to Clapham Junction, Victoria and Balham for the Northern Line. Frequent buses run to Brixton and Tooting Bec for quick Underground connections. The neighbouring leisure centre has an Olympic sized ice rink, a 25 metre pool, a gym refurbished in 2025 and a full fitness class programme. Tesco is close by, and Streatham High Road offers a wide choice of independent restaurants and shops. Streatham Common and The Rookery are both within easy reach for weekend walks.

THE DETAILS

TENURE
Leasehold

TERM
136 year and 4 months

SERVICE CHARGE
£4366.63 per annum

GROUND RENT
£350 Annually

COUNCIL TAX BAND
D

EPC RATING
B

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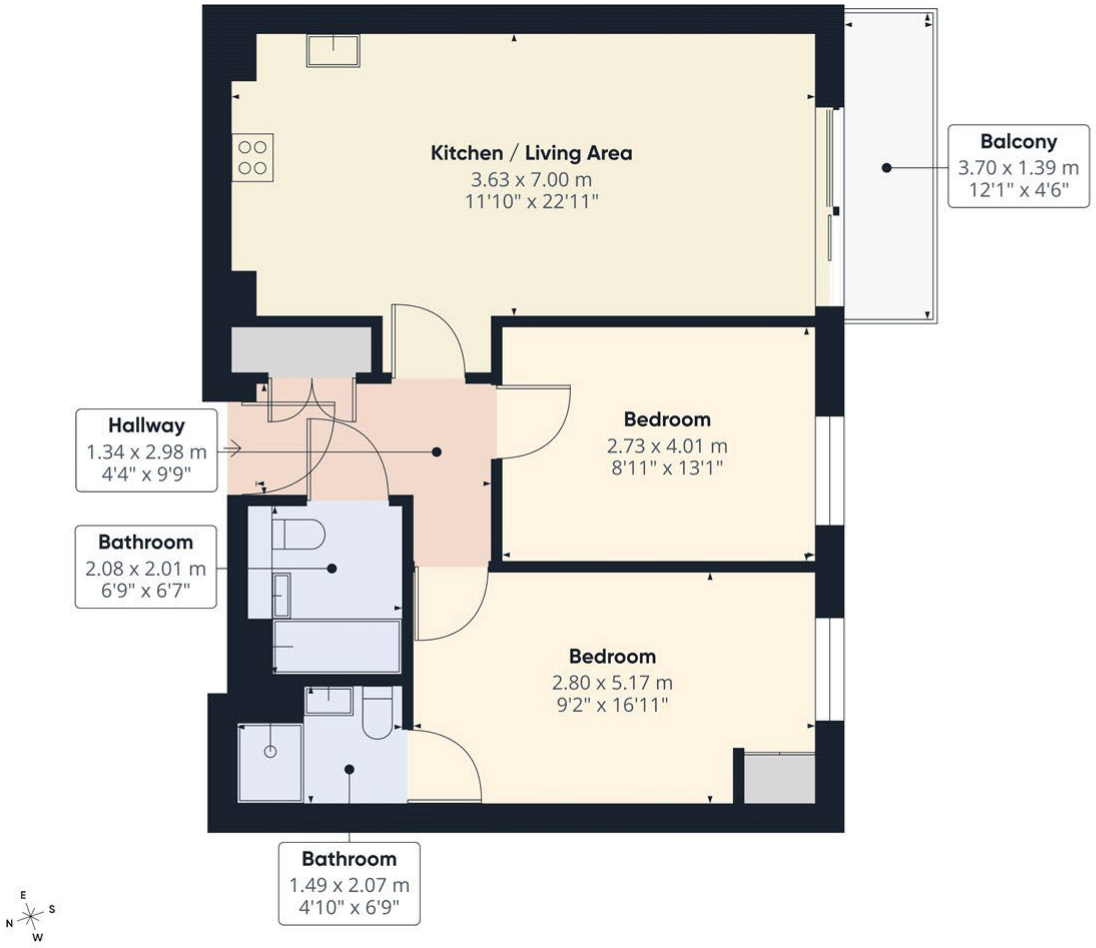
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Approximate total area(1)

64.4 m²
694 ft²

Balconies and terraces

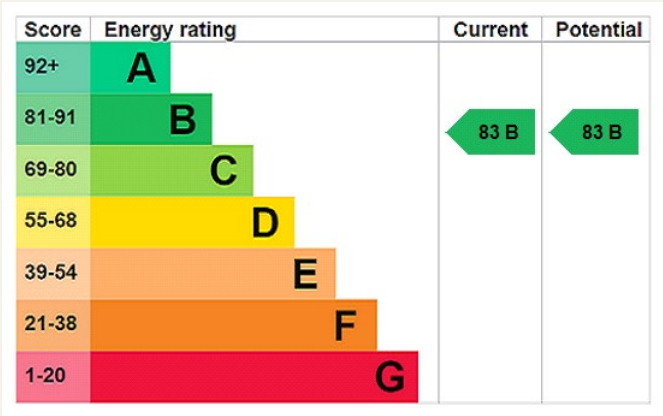
5.1 m²
55 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

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